



**BUENA PARK CITY COUNCIL  
SPECIAL MEETING  
TUESDAY, JUNE 26, 2018  
3:30 P.M.**

COUNCIL CHAMBER  
6650 BEACH BOULEVARD  
BUENA PARK, CALIFORNIA

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**CALL TO ORDER                      3:30 PM**

**ROLL CALL                              COUNCIL MEMBER STEVE BERRY  
COUNCIL MEMBER FRED R. SMITH  
COUNCIL MEMBER ELIZABETH A. SWIFT  
MAYOR PRO TEM ARTHUR C. BROWN  
MAYOR VIRGINIA VAUGHN**

**ORAL COMMUNICATIONS**

This is the portion of the meeting set aside to invite public comments regarding any matter within the jurisdiction of the City Council. If comments relate to a specific item, those comments will be taken following the staff report for that item and prior to City Council vote. Those wishing to speak are asked to complete a speaker identification form located at the Council Chamber entrance and place it in the box near the speaker's lectern.

**CLOSED SESSION (1-10) (Recess to Conference Room)**

**1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

Pursuant to Gov. Code Section 54956.9(d)(2)

A point has been reached where, in the opinion of the City Council on the advice of its City Attorney based on existing facts and circumstances, there is a significant exposure to litigation against the City.

Number of potential cases: One

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*Our core values are excellence, communication, teamwork, commitment, respect, and integrity.*

Please silence all cell phones when the meeting is in session.

**2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Pursuant to Gov. Code Section 54956.8

Property: 6263-6265 Auto Center Drive

Negotiating Parties: Ruben M. Lopez, Economic Development Administrator and Rome In, LLC (Pramukh Patel)

Under Negotiation: Price and Terms

**3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Pursuant to Gov. Code Section 54956.8

Property: Stanton Avenue Extension - Franklin Avenue to Malvern Avenue (066-521-01 and property located directly west of said parcel)

Negotiating Parties: Ruben M. Lopez, Economic Development Administrator and Ken Grody Ford (Charles Sena) and Simpson/Buick/GMC (David Simpson)

Under Negotiation: Price and Terms

**4. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Pursuant to Gov. Code Section 54956.9(d)(1)

Name of Case: City of Buena Park v. BA Hotel & Resort, LLC; Kwan Nam Kang  
Case No. 30-2018-00996992-CU-BC-CJC

**5. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

Pursuant to Gov. Code Section 54956.9(d)(2)

A point has been reached where, in the opinion of the City Council on the advice of its City Attorney based on existing facts and circumstances, there is a significant exposure to litigation against the City.

Number of potential cases: One

**6. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Pursuant to Gov. Code Section 54956.8

Property: 7851 Beach Boulevard and 7860 Western Avenue

Negotiating Parties: Ruben M. Lopez, Economic Development Administrator and BA Hotel & Resort, LLC

Under Negotiation: Price and Terms

- 7. CONFERENCE WITH LABOR NEGOTIATOR**  
Pursuant to Gov. Code Section 54957.6  
Agency Negotiator: Eddie Fenton, Director of Human Resources & Risk Management  
Employee Organization: Buena Park City Employees' Association; Buena Park Technical, Office, and Professionals Association; Buena Park Management Unit; Buena Park Police Management Association; Buena Park Police Association; Buena Park Unrepresented Employees
  
- 8. PUBLIC EMPLOYEE PERFORMANCE EVALUATION**  
Pursuant to Gov. Code Section 54957  
Title: City Manager
  
- 9. CONFERENCE WITH LABOR NEGOTIATOR**  
Pursuant to Gov. Code Section 54957.6  
Title: City Manager
  
- 10. CONFERENCE WITH LABOR NEGOTIATOR**  
Pursuant to Gov. Code Section 54957.6  
Title: City Attorney

## ADJOURNMENT

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This agenda contains a brief general description of each item to be considered. Supporting documents are available for review and copying at City Hall or at [www.buenapark.com](http://www.buenapark.com). Video streaming of the meeting is available on the City's website. This governing body is prohibited from discussing or taking action on any item which is not included in this agenda; however, may ask clarifying questions, ask staff to follow-up, or provide other direction. The order of business as it appears on this agenda may be modified by the governing body.



In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the City Clerk's Office at (714) 562-3750 or the California Relay Service at 711. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility.

I, Adria M. Jimenez, MMC, City of Buena Park, do hereby certify, under penalty of perjury under the laws of the State of California that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at the following locations: Buena Park City Hall, 6650 Beach Blvd., the Buena Park Library, 7510 La Palma Avenue, uploaded to the City of Buena Park website [www.buenapark.com](http://www.buenapark.com), and the teleconference location: 6832 Brenner Avenue, Buena Park.

Date Posted: June 22, 2018

Adria M. Jimenez, MMC, City Clerk



City of BUENA PARK

STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL
STUDY SESSION EXECUTIVE SESSION
SUMMARY SHEET

MEETING DATE: June 26, 2018

TOPIC: CONF W/ LEGAL-ANTICIPATION LIT. (CITY INITIATED)

FROM: Isra Shah, Interim City Attorney

EXECUTIVE SESSION INFORMATION REQUIRED BY THE BROWN ACT:

- License Permit Determination 54956.7
Conf w/Legal Counsel-Existing Lit. 54956.9(d)(1)
Liability Claims 54956.95
Worker's Compensation Claims 54956.95
Public Employee Appointment 54957
Public Employee Performance Evaluation 54957
Conference with Labor Negotiator 54957.6
Case Review/Planning 54957.8
Conference with Real Property Negotiator 54956.8
Conf w/Legal-Anticipated Lit. (exposure to) 54956.9(d)(2)
Conf w/ Legal-Anticipation Lit. (city initiated) 54956.9(d)(4)
Threat to Public Services or Facilities 54957
Public Employment 54957
Public Employee Discipline/Dismissal/Release 54957
Report Involving Trade Secret
Hearings

Pursuant to Government Code Section 54956.9(d)(4) (example: 54956.8, 54957.6)
Applicant:
Property:
Negotiating Parties:
Under Negotiation:
Name of Case:
Title (public employee items):
Employee Organization (labor items):
Subject Matter:
Other:

BACKUP MATERIAL? YES NO IN C.C. CONF. ROOM

REQUESTED OF COUNCIL/AGENCY BOARD:

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STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL
STUDY SESSION EXECUTIVE SESSION
SUMMARY SHEET

MEETING DATE: June 26, 2018

TOPIC: CONFERENCE WITH REAL PROPERTY NEGOTIATOR

FROM: Ruben M. Lopez, Economic Development Administrator

EXECUTIVE SESSION INFORMATION REQUIRED BY THE BROWN ACT:

- License Permit Determination 54956.7
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Threat to Public Services or Facilities 54957
Public Employment 54957
Public Employee Discipline/Dismissal/Release 54957
Report Involving Trade Secret
Hearings

Pursuant to Government Code Section 54956.8 (example: 54956.8, 54957.6)

Applicant:
Property: 6263-6265 Auto Center Drive
Negotiating Parties: Ruben M. Lopez, Economic Development Administrator and Rome In, LLC (Pramukh Patel)
Under Negotiation: Price and Terms
Name of Case:
Title (public employee items):
Employee Organization (labor items):
Subject Matter:
Other:

BACKUP MATERIAL? YES NO IN C.C. CONF. ROOM

REQUESTED OF COUNCIL/AGENCY BOARD:

Discuss price and terms.



STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL
STUDY SESSION EXECUTIVE SESSION
SUMMARY SHEET

MEETING DATE: June 26, 2018

TOPIC: CONFERENCE WITH REAL PROPERTY NEGOTIATOR

FROM: Ruben M. Lopez, Economic Development Administrator

EXECUTIVE SESSION INFORMATION REQUIRED BY THE BROWN ACT:

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Public Employment 54957
Public Employee Discipline/Dismissal/Release 54957
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Hearings

Pursuant to Government Code Section 54956.8 (example: 54956.8, 54957.6)

Applicant:
Property: Stanton Avenue Extension - Franklin Avenue to Malvern Avenue (066-521-01 and property located directly west of said parcel)
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Under Negotiation: Price and Terms
Name of Case:
Title (public employee items):
Employee Organization (labor items):
Subject Matter:
Other:

BACKUP MATERIAL? YES NO IN C.C. CONF. ROOM

REQUESTED OF COUNCIL/AGENCY BOARD:

Discuss price and terms.



STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL
STUDY SESSION EXECUTIVE SESSION
SUMMARY SHEET

MEETING DATE: June 26, 2018

TOPIC: CONF W/LEGAL COUNSEL-EXISTING LIT.

FROM: Isra Shah, Interim City Attorney

EXECUTIVE SESSION INFORMATION REQUIRED BY THE BROWN ACT:

- License Permit Determination 54956.7
Conf w/Legal Counsel-Existing Lit. 54956.9(d)(1)
Liability Claims 54956.95
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Public Employment 54957
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Report Involving Trade Secret
Hearings

Pursuant to Government Code Section 54956.9(d)(1) (example: 54956.8, 54957.6)
Applicant:
Property:
Negotiating Parties:
Under Negotiation: City of Buena Park v. BA Hotel & Resort, LLC; Kwan Nam Kang; Case No. 30-2018-
Name of Case: 00996992-CU-BC-CJC
Title (public employee items):
Employee Organization (labor items):
Subject Matter:
Other:

BACKUP MATERIAL? YES NO IN C.C. CONF. ROOM

REQUESTED OF COUNCIL/AGENCY BOARD:

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STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL
STUDY SESSION EXECUTIVE SESSION
SUMMARY SHEET

MEETING DATE: June 26, 2018

TOPIC: CONF W/LEGAL-ANTICIPATED LIT. (EXPOSURE TO)

FROM: Isra Shah, Interim City Attorney

EXECUTIVE SESSION INFORMATION REQUIRED BY THE BROWN ACT:

- License Permit Determination 54956.7
Conf w/Legal Counsel-Existing Lit. 54956.9(d)(1)
Liability Claims 54956.95
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Threat to Public Services or Facilities 54957
Public Employment 54957
Public Employee Discipline/Dismissal/Release 54957
Report Involving Trade Secret
Hearings

Pursuant to Government Code Section 54956.9(d)(2) (example: 54956.8, 54957.6)
Applicant:
Property:
Negotiating Parties:
Under Negotiation:
Name of Case:
Title (public employee items):
Employee Organization (labor items):
Subject Matter:
Other:

BACKUP MATERIAL? YES NO IN C.C. CONF. ROOM

REQUESTED OF COUNCIL/AGENCY BOARD:

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STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL
STUDY SESSION EXECUTIVE SESSION
SUMMARY SHEET

MEETING DATE: June 26, 2018

TOPIC: CONFERENCE WITH REAL PROPERTY NEGOTIATOR

FROM: Ruben M. Lopez, Economic Development Administrator

EXECUTIVE SESSION INFORMATION REQUIRED BY THE BROWN ACT:

- License Permit Determination 54956.7
Conf w/Legal Counsel-Existing Lit. 54956.9(d)(1)
Liability Claims 54956.95
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Threat to Public Services or Facilities 54957
Public Employment 54957
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Report Involving Trade Secret
Hearings

Pursuant to Government Code Section 54956.8 (example: 54956.8, 54957.6)

Applicant:

Property: 7851 Beach Boulevard and 7860 Western Avenue

Negotiating Parties: Ruben M. Lopez, Economic Development Administrator and BA Hotel & Resort, LLC

Under Negotiation: Price and Terms

Name of Case:

Title (public employee items):

Employee Organization (labor items):

Subject Matter:

Other:

BACKUP MATERIAL? YES NO IN C.C. CONF. ROOM

REQUESTED OF COUNCIL/AGENCY BOARD:

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STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL
STUDY SESSION EXECUTIVE SESSION
SUMMARY SHEET

MEETING DATE: June 26, 2018

TOPIC: CONFERENCE WITH LABOR NEGOTIATOR

FROM: Eddie Fenton, Director of Human Resources/Risk Management

EXECUTIVE SESSION INFORMATION REQUIRED BY THE BROWN ACT:

- License Permit Determination 54956.7
Conf w/Legal Counsel-Existing Lit. 54956.9(d)(1)
Liability Claims 54956.95
Worker's Compensation Claims 54956.95
Public Employee Appointment 54957
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Threat to Public Services or Facilities 54957
Public Employment 54957
Public Employee Discipline/Dismissal/Release 54957
Report Involving Trade Secret
Hearings

Pursuant to Government Code Section 54957.6 (example: 54956.8, 54957.6)

Applicant:

Property:

Negotiating Parties:

Under Negotiation:

Name of Case:

Title (public employee items):

Employee Organization (labor items):

Buena Park City Employees' Association; Buena Park Technical, Office, and Professionals Association; Buena Park Management Unit; Buena Park Police Management Association; Buena Park Police Association; Buena Park Unrepresented Employees

Subject Matter:

Other:

BACKUP MATERIAL? YES NO IN C.C. CONF. ROOM

REQUESTED OF COUNCIL/AGENCY BOARD:

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STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL
STUDY SESSION [ ] EXECUTIVE SESSION [x]
SUMMARY SHEET

MEETING DATE: June 26, 2018

TOPIC: PUBLIC EMPLOYEE PERFORMANCE EVALUATION

FROM: City Council

EXECUTIVE SESSION INFORMATION REQUIRED BY THE BROWN ACT:

- License Permit Determination 54956.7
Conf w/Legal Counsel-Existing Lit. 54956.9(d)(1)
Liability Claims 54956.95
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Public Employment 54957
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Report Involving Trade Secret
Hearings

Pursuant to Government Code Section 54957 (example: 54956.8, 54957.6)
Applicant:
Property:
Negotiating Parties:
Under Negotiation:
Name of Case:
Title (public employee items): City Manager
Employee Organization (labor items):
Subject Matter:
Other:

BACKUP MATERIAL? [x] YES [ ] NO [ ] IN C.C. CONF. ROOM

REQUESTED OF COUNCIL/AGENCY BOARD:

Requested by City Council.



City of BUENA PARK

STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL
STUDY SESSION EXECUTIVE SESSION
SUMMARY SHEET

MEETING DATE: June 26, 2018

TOPIC: CONFERENCE WITH LABOR NEGOTIATOR

FROM: Isra Shah, Interim City Attorney

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Pursuant to Government Code Section 54957.6 (example: 54956.8, 54957.6)
Applicant:
Property:
Negotiating Parties:
Under Negotiation:
Name of Case:
Title (public employee items): City Manager
Employee Organization (labor items):
Subject Matter:
Other:

BACKUP MATERIAL? YES NO IN C.C. CONF. ROOM

REQUESTED OF COUNCIL/AGENCY BOARD:

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City of BUENA PARK

STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL
STUDY SESSION EXECUTIVE SESSION
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TOPIC: CONFERENCE WITH LABOR NEGOTIATOR

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Hearings

Pursuant to Government Code Section 54957.6 (example: 54956.8, 54957.6)
Applicant:
Property:
Negotiating Parties:
Under Negotiation:
Name of Case:
Title (public employee items): City Attorney
Employee Organization (labor items):
Subject Matter:
Other:

BACKUP MATERIAL? YES NO IN C.C. CONF. ROOM

REQUESTED OF COUNCIL/AGENCY BOARD:

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